

KENNEBUNKPORT Town Review

A newsletter for the residents of Kennebunkport

Number 6

Fall 2004

Election News & Absentee Voting

By April Dufoe

When you come to the polls on November 2, 2004, you will receive three ballots. One will be a State ballot, one a County ballot, and the other will be a local ballot. The State ballot will contain all of the federal, state and county elected offices as well as the two referendum questions (one on the proposed tax cap and one to ban bear baiting). The County ballot has one question, whether to establish a charter commission, and if established, who should be the commissioners. Our local ballot will have eight questions. For more information and the exact language of our local questions, see

See VOTING page 8

Eight Municipal Referendum Questions to be Decided on November 2, 2004

By Nathan Poore

- Kennebunkport voters will be voting on eight municipal questions this November. A series of stories are included in this newsletter to help voters understand each of the eight questions. In some cases we have provided different communication styles to best inform voters.
- Question 1 asks voters to fund a town wide revaluation. We have chosen to provide the information in a frequently asked questions format. The full article appears on page 2.
- Question 2 asks voters to assist the Kennebunk Kennebunkport Chamber of Commerce by partially funding the expenses of operating restrooms at Dock Square. Financial information is provided in tables and the full article appears on page 4.
- Question 3 asks voters to amend the Land Use Ordinance so that height restrictions can be unrestricted for municipal salt and sand shed buildings. The full article appears on page 2.
- Question 4 asks voters to amend the Land Use Ordinance to require blasting permits. We have included the full text of the proposed change on page 2.
- Question 5 asks voters to amend the Land Use Ordinance to define and add a new use in the Goose Rocks Zone that would allow limited outdoor recreation in certain situations. The full article appears on page 6.
- Question 6 asks voters to amend the Land Use Ordinance to permit temporary portable restrooms in the Goose Rocks Zone. The full article appears on page 6.
- Question 7 asks voters to fund the acquisition and/or construction, location, and maintenance of temporary portable restrooms at Goose Rocks Beach. The full article appears on page 7.
- Question 8 asks voters to accept a sewer line gift, located at Wakefield Pasture Road. The full article appears on page 7.

We hope you will find this information valuable and encourage you to vote regardless of your position on these matters. There will be a public hearing on all of these questions at the Village Fire Station meeting room on October 14, 2004, at 7:00 PM. If anyone would like copies of the entire election warrant, please contact April Dufoe, Town Clerk, at 967-4243, extension 110.

Kennebunkport Cemetery Committee News

By Ann Doe

The Kennebunkport Cemetery Committee has had an active year and is planning another one to follow! We are responsible for finding, cleaning up and maintaining over 70 small, private and essentially out-of-use cemeteries within the town limits. We have stones repaired or in some cases replaced, we trim trees, cut brush, mow grass and generally try to keep the more visible cemeteries tidy. We also place flags at the resting place of veterans as mandated by a recently passed federal law.

We found an abandoned cemetery on Oak Ridge Road last November that had been "missing" for quite some time and also spent a good deal of time looking for another on Whitten Hill Road. That one is proving to be more elusive, and we hope to find it at some point! We have done much raking on Goose Rocks Road and also searched for a "heresy" cemetery on that road. In early April, a beautiful, sunny

Saturday was spent clipping, cleaning and raking at the cemeteries on School Street, up the hill from Consolidated School.

A hill in the Village Cemetery on North Street has been slowly eroding and our concern has been that some graves might be lost. In October 2003, Steve Doe, local resident and state licensed landscape architect, and Owens McCullough, a licensed professional engineer, both of Sebago Technics Inc. in Westbrook had a look at our hill and came up with a workable and affordable plan to hold it in place. In the short term, the plan involved planting 1000 myrtle on the hillside which we did this past May. In the long term the trimming of trees is warranted to allow more sunlight to reach the hillside and help establish the myrtle.

Our major project for the year was cleaning up the Village Cemetery, one of our most visible cemeteries, and implementing its Slope Stabilization Plan as addressed by

See PLANTING page 12



Planting Myrtle: Steve Doe plants one of a thousand myrtle on the hillside at the Village Cemetery on North Street.

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Emergency 9-1-1 Line Is Busy

By Police Chief Joseph Bruni

It is a Saturday night in Kennebunkport. There are still plenty of tourists around which means lots of vehicle and pedestrian traffic. The police department has the usual complement of officers on the road answering calls, and dispatch is manned by one person.

Just a little after 9:00, Dispatcher Kelly Nelson receives a call of a motor vehicle accident with people hurt at the scene. Let's sit next to Nelson and see what actually transpires:

The person on the phone is excited, and Nelson must make sure that the information she receives from this person is accurate. There is no room for error here; lives may be in the balance.

But wait, there is a second, third and forth call. Nelson quickly writes down the information, puts

the first caller on hold, and dispatches the police officers while answering the next call. She listens to another excited person reporting the same accident, while at the same time, dispatching to the fire department and KEMS. At the same time the police officers are responding and asking for addi-

tional information, she must answer their radio traffic (with accurate information), acknowledge fire units, KEMS units signing on the air via radio, and listen to the second caller to see if there is information available that was not called in by the first caller.

Nelson judges that the information

"The Emergency 9-1-1 line is for emergency calls only." . . .

"Let's work together to make sure that when the call comes in and the responders go out, the dispatcher has the opportunity to do their job with fewer non-emergency calls for utilities. The dispatchers have an enormous responsibility to the people they serve as well as all of the responding units. Our lives are in their hands, and they only have two of them. You must trust that we have made the calls for service to those utilities, and that they will be working as soon as possible."

- Police Chief Bruni

Local Question #1 - Proposed Town Wide Property

Revaluation By Nathan Poore, Lorraine Brooks, Donna Hayes, and Mike Austin

The Town of Kennebunkport voters will be asked to vote on a question at the November 2, 2004 election that will provide funding for a complete town wide property revaluation. The proposed revaluation will be completed with the assistance of Vision Appraisal Technology, to be effective April 1, 2005. This information is intended to help answer common questions regarding a revaluation project.

Frequently Asked Questions:

1. What is a revaluation?

A revaluation is the process of conducting the data collection and market analysis necessary to equalize the values of all properties within a municipality for the purpose of a fair distribution of the tax burden. The purpose of a revaluation is not to increase property taxes, but to distribute more equitably the Town's property tax burden.

This revaluation will include site visits only to properties previously under construction or newly constructed since the last revaluation in 1998. During that last revaluation, the Town collected data that is sufficient to perform an updated revaluation without conducting site visits to properties that have not undergone significant changes.

2. Why is a revaluation needed?

The State of Maine requires that cities and towns meet certain minimum "assessed value to fair market

value" ratios. A revaluation will set the assessed value of all properties at their current market values so that all properties contribute an equitable portion of the total tax burden. Currently, the State Valuation Analysis determined that, on the average, our residential properties are at 67% of market value, condominiums are at 57%, and waterfront properties are at 40% market value. The Quality Rating is over 30. It should be under 20.

3. What is a Quality Rating?

It is a measure of dispersion from the 100% market value of properties. If all the Town's property values are assessed near the 100% market value, then the Quality Rating would be low. If the properties are assessed much lower or higher than the 100% market value, then the Quality Rating would be high. The lower the rating the more equitable the assessments are for the whole Town.

4. What is market value and who determines my property value?

The Maine Constitution says that property shall be assessed at its "just value." Maine courts have interpreted "just value" to mean fair market value. Market value is determined by people, by the activity in the real estate market and by the general economy. The value of your property is based on an analysis of the entire market for the pre-

vious 24 months. The market can generally be defined as, you, the person who sold the property to you, and the person willing to buy it from you.

It is the appraiser's job to research and analyze the values in any particular area or neighborhood. In effect, they do what you would do to determine the selling price when putting your property up for sale. The appraiser has specific guidelines to follow. Factors that are examined for each property include: location, size, quality of construction, age of improvements, topography, utilities, zoning restrictions, if any, etc.

The appraiser uses three basic methods to determine a property's worth: comparison of the selling price of similar types of property; determination of how much it would take at the current price of materials and labor to replace a building; less how much the building has depreciated; and an evaluation of how much income the property would produce if it were rented. One or more of these methods might be used to determine the fair market value of your property. It is important to note that land and buildings are valued separately; therefore, a home with water frontage may be assessed at a significantly higher value, because of the land's value, than an identical

See LOCAL #1 page 6

Local Referendum Questions #3 Through #8

By Nathan Poore

Question #3 - Land Use Ordinance (Height Restrictions)

Question 3 asks voters to amend the Land Use Ordinance to exempt Municipal Salt and/or Sand Sheds from height restrictions. This amendment will exempt municipal salt and/or sand sheds from height restrictions. The Town is considering the construction of a new building in the future to meet certain federal and state requirements. The Town anticipates that one of the requirements will force the Town to conduct all loading and unloading of salt under the cover of a building. Loading and transport equipment is too large to operate in a building that would be compliant with the present height restrictions. This amendment would lift the present restrictions to allow a building to be constructed above the present height restriction of 35 feet. Presently, the Town is looking at building options that would include a building approximately 45 feet in height.

Question #4 - Land Use Ordinance (Blasting Permits)

Question 4 asks voters to amend the Land Use Ordinance to require blasting permits. This amendment

See QUESTIONS 3-8 page 6

State Referendum Question #1 (Tax Cap) What are the likely impacts to Kennebunkport?

By Nathan Poore

We have completed a brief impact analysis on State referendum question #1, commonly referred to as the Palsky Tax Cap question. There are several tables that describe a couple of the many possible scenarios. The purpose of this article is to disseminate information to Kennebunkport residents regarding our analysis of the potential impact of the tax cap on the Town's budget and provision of services. It is not our intent in this piece to advocate for or against the tax cap. Ultimately, that question is left to the individual voter. This article does not offer guidance or take a position on how to vote on the tax cap measure.

The proposed law, as written, will require towns to raise taxes based on 1996 values. The Law Court, Attorney General and many others have provided opinions that certain substantive portions of the proposed law, as written, are unconstitutional. In the event that those portions of the proposed law are stricken, we could be left with a tax cap based on current market values rather than 1996 values (the so-called 1996 roll back). The following analysis looks at impacts with valuing property based on 1996 values and an impact using current values.

Impact without 1996 Valuation Roll Back

Table 1, titled Tax Cap Proposal using 2004 State Valuation, identifies the estimated State valuation for Kennebunkport. Using a tax cap of 10 mills or \$10/\$1,000 valuation, the base line revenues from property taxes cannot exceed \$12,375,000. This amount may increase to pay for all debt approved by the voters before 1999 and debt approved by at least 2/3 of those voting at a general election on debt authorization after 1999. Eligible school debt payments are \$549,398 and Town debt is \$197,769 for FY05. Non-property tax revenues (including excise tax, revenue sharing, fees, charges, etc.) could increase to \$1,893,581 in this hypothetical scenario.

The Town's maximum level of revenue that could be raised is \$15,015,748, which is \$1,134,826 more than was approved, in the FY05 budget, meaning that the Town would not be impacted directly by the cap in this scenario.

The only true way to arrive at a full

valuation is to perform a revaluation. This would be the case with or without passage of the tax cap measure.

We are part of a small group of towns statewide that will not be impacted in the first year of a proposed tax cap. Many of the towns surrounding us will likely experience a much different outcome. Indirect consequences to Kennebunkport are likely. There are many scenarios that could take

Tax Cap Proposal Using 2004 State Valuation – Table 1

2004 Valuation	Tax Rate	Base Tax
\$ 1,237,500,000	0.01	\$ 12,375,000
Eligible Revenue		
Base Tax		12,375,000
School Debt (2/3 vote)		549,398
Town Debt		197,769
Non Property Tax Rev		1,893,581
Total Revenue		\$ 15,015,748
Expense		
School		8,282,868
County		729,252
Municipal		4,868,802
Total Expenses		\$ 13,880,922
Amount Under Cap		\$ 1,134,826

tax cap is passed by the voters, it is also unclear how long the courts would take to rule on this part of the proposal in the event that the legislature does not change the constitutional infirmity in the law. If the 1996 roll back were to be in place, even temporarily for two or three years, the impact to Kennebunkport would be significant.

Table 2 identifies the likely impact for a 1996 valuation roll back scenario.

and debt approved by at least 2/3 those voting at a general election on debt authorization after 1999. Eligible school debt payments are \$549,398 and Town debt is \$197,769 for FY05. Non-property tax revenues (including excise tax, revenue sharing, fees, charges, etc.) could increase to \$1,990,581 in this hypothetical scenario. The amount of non-property tax revenue estimates assumes fewer revenues in some areas and significant increases in other areas such as a "pay as you throw" user fee system for solid waste disposal.

Under this scenario, the Town's

Tax Cap Proposal With 1996 Valuation Roll back – Table 2
Proposed Budget Shortfall

Year	New Construction	Sales Factor	Sales Fac Valuation
1996	NA	NA	72,150,000
1997	10,000,000	(827,389)	(827,81,322,611
1998	10,000,000	5,008,480	5,008,96,331,091
1999	10,000,000	1,750,375	1,750,08,081,466
2000	10,000,000	9,005,663	9,005,127,087,129
2001	10,000,000	17,675,475	17,675,154,762,604
2002	10,000,000	20,458,845	20,458,185,221,449
2003	10,000,000	22,019,225	22,019,17,240,674
2004	10,000,000	26,576,062	26,576,153,816,736

2004 Valuation	Tax Rate	Base Tax
\$ 753,816,736	0.01	\$ 7,538,167

Eligible Revenue		
Base Tax		7,538,167
School Debt (2/3 vote)		549,398
Town Debt		197,769
Non Property Tax Rev		1,990,581
Total Revenue		\$ 10,275,915
Expense		
School		8,282,868
County		729,252
Town Debt		197,769
Municipal Services		2,665,701
Total Expenses		\$ 11,875,590
Net		\$ (1,599,675)

place if the tax cap proposal passes. We do not know how the State legislature will handle this situation. Given all unknown actions that will be taken, it is difficult at this time to speculate about all possible indirect consequences. By way of example, however, there is some speculation that all types of State revenue sharing will diminish for all communities that are under the cap, including Kennebunkport, because the State may be in a situation where distributions are changed in order to assist the hardest hit communities. In FY05 the State sent nearly 1.3 million dollars to Kennebunkport through State Aid for Education, Municipal Revenue Sharing and Local Roads Assistance. Although it is impossible to know how this would ultimately unfold, in a worst case scenario if the Town were to lose all State revenues as a result of the tax cap, we would need to cut 1.3 million dollars from the municipal budget to make up the shortfall or increase taxes by approximately 10%.

Impact with 1996 Valuation Roll Back

Much has been said about how the valuation roll back provision is unconstitutional. We have learned recently that there is no guarantee how the legislature will react to this part of the proposal. Assuming the

maximum level of revenue that could be raised would be \$10,275,915. This total amount includes non-property tax revenues, the base tax, and additional tax that could be raised to cover approved debt, as described above in the no roll back scenario.

Expenditures include School and County assessments along with a hypothetical municipal services budget. The Budget Board has reviewed a hypothetical "bare bones" budget and agreed with it in concept as an exercise but stated if this were a reality, more detailed work would be required. The Budget Board and the Town Manager

Local Question #2 – Dock Square Restrooms

By Nathan Poore

Question 2 asks voters to appropriate \$30,000 from the Dock Square Parking Lot fund for costs associated with the management and maintenance of public restrooms operated by the Kennebunk & Kennebunkport Chamber of Commerce. The Chamber of Commerce has operated public restrooms for two years in Dock Square. Total operating costs have exceeded and will continue to exceed business and patron contributions. The Chamber of Commerce has requested public funding to offset the shortfalls. Current fiscal year projected revenues total \$28,825 while expenditures are projected to be \$40,758. In the next fiscal year, projected revenues will be \$24,200 while projected expenditures will be \$39,316. The total combined shortfall will be approximately \$27,000. An additional \$3,000 is requested for unforeseen shortfalls.

It is important to note that the total funding request covers two fiscal years for the operation of the restroom. The first fiscal year ends September 30, 2004, and the second fiscal year ends September 30, 2005. Future requests for town funding will only include one fiscal year resulting in much less than the present request of \$30,000. The table shown below includes the Chamber of Commerce's projected shortfall.

The projected FY04 and FY05 budgets for restroom operations includes several line items that the Chamber of Commerce thought should be explained to avoid confusion.

- First, the Business Sponsors revenue line item anticipates a decrease from FY04 to FY05. This decrease is a result of not receiving a one time contribution from the Greater Kennebunkport Chamber of Commerce (not affiliated with the Kennebunk, Kennebunkport Chamber of Commerce) for \$3,155. This money came from the fund balance that was remaining after the GKC stopped operating and maintaining the restrooms. According to Dick Leeman, Executive Director of the Chamber of Commerce, another not for profit organization has been contributing \$1,500 in past years but is no longer able to continue funding.

• The second line item needing an explanation includes a decrease in rent payments. Mr. Leeman has indicated that the FY04 payment of \$16,600 included an additional quarterly rent payment that did not get on the books for FY03. The FY05 amount of \$13,230 includes the actual amount of rent for FY05.

- The final line item that changes significantly from FY04 to FY05 is furniture and equipment. The insurance company for the Chamber of Commerce is requiring them to make repairs and improvements to the ramp and railings to be compliant with the Americans with Disabilities Act. This line item also includes funds to install electric hand driers which should eventually save money on paper products and provide a more sanitary environment.

The projected shortfall shown above

	FY 04 (September 30, 2004)	FY 05 (September 30, 2005)
Income		
Public Donations	12,954	13,100
Sales – Postcards	750	850
Sales – Beverages	0	350
Sales – Advertising	290	500
Business Sponsors	9,830	4,400
Town Subsidy	(June 2004) 5,000	(June 2005) 5,000
Total Income	\$28,825	\$24,200
Expense		
Payroll	10,907	11,200
Payroll Taxes	1,015	1,008
Rent	16,600	13,230
Additional Rent	300	300
Improvements	2,481	1,000
Insurance	252	252
Postage	48	46
Paper Supplies	2,655	2,600
Office Supplies	0	0
Electricity	2,871	3,000
Telephone	780	780
Water	1,261	1,200
Maintenance	453	1,050
Furniture & Equipment	0	2,400
Cost of Goods Sold	1,095	1,250
Miscellaneous	41	0
Total Expense	\$40,758	\$39,316
Net Income (Loss)	\$(11,933)	\$(15,116)

includes the assumption that \$5,000 will be provided as a Town subsidy at the June 2005 annual town meeting. This number will likely be \$5,000 plus the projected shortfall in FY06 resulting in a need for the Town to fund this service at around \$20,000 in June 2005. It is assumed that future year funding will be requested from the Dock Square Parking Lot fund.

If this question is passed by the voters, the Selectmen have agreed to release funds only when the Chamber of Commerce experiences the actual shortfall. This means that shortfalls projected from November 2004 to the end of the fiscal year for the restrooms (September 30, 2005) will only be released when the Chamber of Commerce demonstrates an actual shortfall. Any excess funds that may be appropriated will be returned to the Dock Square Parking Lot fund.

Time to Register Your Dog

By April Dufoe

It's that time of year again! Time to renew your dog's license. According to the laws of the State of Maine, a dog may not be kept anywhere within the limits of the State unless the dog has been licensed. Each owner of a dog that is six months of age or older must obtain the license from the Town Clerk in the Town where the dog is kept between October 15th and December 31st each year. The fee to license your dog is \$10.00 if the dog is capable of producing young, or \$6.00 if the dog has been spayed or neutered.

When you come to Town hall to license your dog, you must bring with you proof that the dog has been immunized against rabies from a Maine veterinarian. Also, if the dog is incapable of producing young, you must bring with you the dog's Certificate of Neutering that was provided by the veterinarian after

the surgery.

If you apply for the dog's license after January 31st, a late fee of \$15.00, in addition to the annual license fee, will be charged. The late fee increases to \$25.00 after the municipal warrant for unlicensed dogs is issued.

Another State rule is that the municipal tag with a valid year sticker on the back and the rabies tag obtained from your veterinarian must be securely attached to the dog's collar, and that collar must be worn at all times by the dog.

So don't wait until the last minute. Come early and avoid waiting in line. The Town Clerk's hours are Monday through Friday, 8:00 A.M. – 4:30 P.M.



Recreation Department Trivia

What do 32 teams and over 1000 spectators have in common? That's what you'll find on Parson's Field beside Consolidated School on any given Sunday afternoon in the fall. With well over 300 children playing, the Youth Soccer program is the largest single youth sports program offered by Kennebunkport Parks & Recreation. Boys and girls in first through sixth grade from Kennebunk, Kennebunkport, and Arundel participate in this classic fall program.

Kennebunkport Public Health

By Judith Barrett
Worthen, R.N., B.S.
and Susan Y. Jackson, R.N.

Beaches

In 2000, the U.S. Environmental Protection Agency initiated the Beaches Environmental Assessment, Closure and Health (Beach) Act as a response to the increased concern about public health risks at polluted coastal bathing beaches. In the state of Maine, the Maine Healthy Coastal Beaches program has taken the initiative. This is a joint effort at the state and local level. The focus is on education and measuring critical factors that affect the health of the beaches and the people who visit them. Enterococci bacteria are an indicator of recreational water-borne illnesses. For each beach site a risk assessment matrix is conducted, town policy is established, volunteers are trained in protocols for collecting samples, labs are contracted to do the testing, and data is entered in the Healthy Maine Beaches Web site. Monitoring coastal water quality for swimming and other water contact usage is the responsibility of the local jurisdiction. It is not a mandated requirement from the State.

This past summer there have been numerous articles concerning the pollution status of Kennebunkport's Goose Rocks Beach. Unfortunately, the initial information that was provided to the press was not accurate. Prior to this issue making the news, Kennebunkport had started putting a Healthy Maine Beach program in place. With the help of dedicated volunteers, weekly water samples were attained at seven sites on Goose Rocks Beach. An area of Public Health concern is the tidal pools which consistently have ele-

vated bacteria levels. During the summer of 2005, Kennebunkport's Public Health Department will continue to monitor the water quality at the beach as well as provide a wide range of educational tools for the beach going public. Each person obtaining a beach sticker will receive A GUIDE TO SAFER SWIMMING IN MAINE. In late spring we will be conducting volunteer training sessions focusing on obtaining the water samples and observational site readings.

Fall Clinics

Dr. Willard Stitzell will again assist the nurses at the annual Flu and Pneumonia Vaccine Clinic. This clinic will be held at 32 North Street, on October 19th from 9:30-11 am. Medicare and most insurance policies cover the cost of the vaccines.

The Public Health Department is sponsoring a free Hearing Exam Clinic on October 26th, from 10 am-2pm. Please call for an appointment.

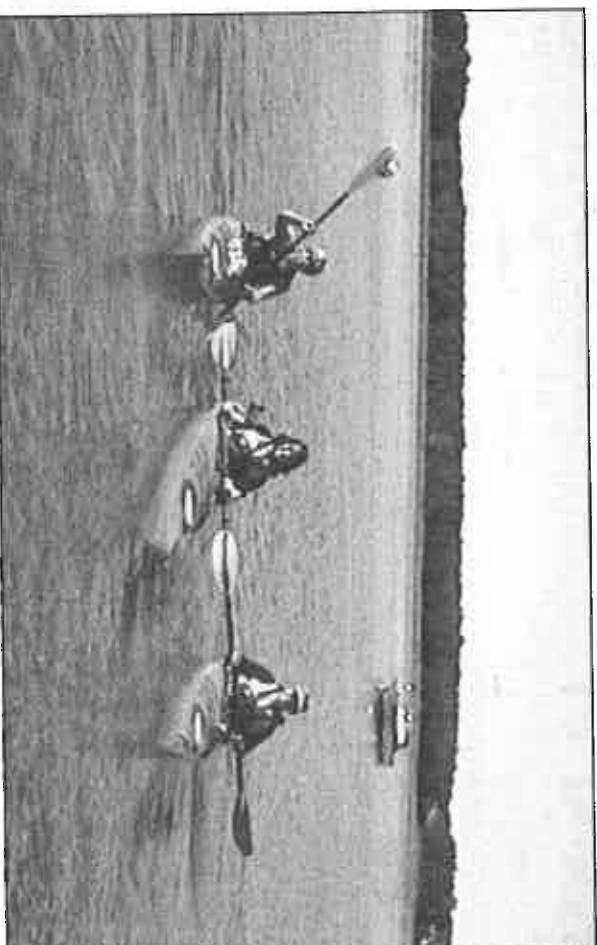
Marti Andrews, Registered Audiologist will be conducting the exams.

Call to Protect Program

The Public Health Department continues to be a collection site for the Call to Protect Program. Please leave your used cell phones at the Health Office. The phones will be distributed by the Call to Protect staff to victims of domestic abuse at no cost to the victims.

Sight Night Program

We are also joining forces with the Lions Club and Lens Crafters as a local sponsor for the Sight Night Program. During October, bring us your used prescription glasses and nonprescription sunglasses. These



Kayaking: Bill Junker of the Parks & Recreation Department has been offering introductory kayaking clinics throughout the summer and early fall. FMI about this program, please call the Parks and Recreation Department at 967-4304.

will be distributed in developing countries. Glasses and phones can be given to our volunteers at the Senior Meal site, the Flu Clinic and on Election Day, or they may be brought to the Public Health Office.

File For Life

Please take a FILE FOR LIFE envelope when you go to the polls in November or request one from the nurses. This contains pertinent information for KEMS in case of an emergency. Fill one in and keep it on the refrigerator.

Senior Meal Site

The Senior Meal Site is held on the first and third Monday of each month at the Kennebunkport Masonic Lodge. Entertainment or Bingo starts at 11:15 a.m. All seniors are welcomed. Please call the Public Health Office to make reservations for the luncheons. The luncheons are not held on holidays. The winter storm policy is, if school has been canceled, there is no luncheon.

Property Tax and Rent Refund Applications

Residents are reminded that the

2004 Maine Resident Applications for the Property Tax and Rent Refunds are to be filed by January 3, 2005. If you need an application, or assistance with completing the applications, please contact our office, 967-4401 or the Kennebunkport Assessors Office, 967-4243 ext 102. Residents who are in need of assistance with low cost prescription medication or health coverage are to contact the Department of Human Services, 286-2400.

Federal Fuel Assistance

York County Community Action 283-2402 is accepting applications for the Federal Fuel Assistance Program. Residents who are having difficulty covering their fuel expenses are encouraged to apply as soon as possible. It takes several weeks for the application to work through the system.

Secret Santa

Preparations for the holidays are in progress. Please contact the Public Health Office if your family is in need of assistance with a holiday dinner or children's gifts from Secret Santa.

Thanks To David Billings

By Lee McCurdy

Just a little note to say thank you to David Billings for 15 years of dedicated service as Cape Porpoise Pier Manager and Harbormaster for our residents, lobstermen/fishermen and visiting guests. He has seen the pier go through a lot of changes over the years and watched on as lobstermen/fishermen retired and new began. He has answered countless

questions over and over again with the same enthusiasm, time after time, and gave an awful lot of directions! He was a big part of the Cape Porpoise Pier for 15 years and people felt welcomed by his presence.

Congratulations on your retirement, and thank you for your dedication and friendship.



April 13, 2004 - David Billings and his wife Mary at his retirement party.

Photo - Courtesy of Kevin Byron, York County Coast Star

LOCAL #1

From page 2

cal home without water frontage.

5. What happens during a revaluation?

There are five major phases to a municipal revaluation: Data Collection, Market Analysis, Valuation, Field Review (site visits to properties previously under construction or newly constructed since the last revaluation in 1998), and Informal Hearings. During these phases over 200 tasks will be implemented in order to successfully complete the revaluation.

Phase 1: Data Collection

During this phase, appraisers go to each property (site visits to properties previously under construction or newly constructed since the last revaluation in 1998) and physically inspect and measure the interior and exterior of each building. The appraisers note the building's location, size, age, quality of construction and improvements, topography, utilities, zoning restrictions, if any, and numerous other characteristics both inside and out. To ensure that a home was inspected, the homeowner is asked to sign the data collection form to verify that the inspection took place. The entire process takes approximately 15 minutes.

All representatives carry identifica-

tion cards and have their cars listed with both the Assessing Office and Police Department.

Phase 2: Market Analysis

A variety of resources are used to analyze the real estate market. While the physical data is being collected, appraisal personnel will be analyzing recent sales that took place over the previous two years to determine how market factors influenced property values. Appraisers gather and use information from the Registry of Deeds, property managers, developers, and local real estate professionals. Once all the data is collected and reviewed for accuracy, the appraiser determines land values and sets Neighborhood Site Indexes which rate the desirability of locations throughout the Town.

Phase 3: Valuation

Valuation is done using one of the three recognized methods: Replacement Cost, Income Approach and Market Value. Market Value is the most widely used approach among the three approaches.

During this phase, individual characteristics of the building are analyzed using information gathered in phases 1 and 2. Each property is compared to other comparable properties with similar characteristics. Then, the market value of the improvements is added to the current market value of the land. This

total is the final estimate of the value of each parcel of property.

Phase 4: Field Review

Field Review is the method of checking and re-checking the property values that have been determined and the data that has been collected. During this review, properties previously under construction or newly constructed since the last revaluation in 1998 are viewed in the field by experienced appraisers who double check uniformity and accuracy of information.

Phase 5: Informal Hearings

Once the Field Review is completed, a Notice of New Values is mailed to each property owner. At this time, anyone with questions about the revaluation process or about the data collected on their own property has an opportunity to meet with a member of the project team to discuss their property value.

After all five phases are completed, all data, files, records, etc. used in the revaluation are turned over to the Assessors Office. This allows the Town to maintain and update the data collected during the revaluation on a continual basis.

6. Will a revaluation increase taxes?

A revaluation may result in an increase or decrease of individual assessments; in itself it does not

change property taxes for the Town as a whole. All assessments form the base that is used to determine the tax rate. The actual tax rate is determined by the amount that the municipality must raise to operate the local government and support the many services each of us has come to expect, such as schools, police, etc.

The following formula is used to determine the tax rate:

$$\bullet \text{ (Total Amount to be Raised by Taxation) } / \text{ (Total Assessment) } = \text{ Tax Rate}$$

The tax rate for fiscal year 2005 was computed as follows:

$$\bullet \text{ (\$11,839,602) } / \text{ (\$663,654,780) } = 0.01784$$

The rate of 0.01784 is commonly referred to as a mil rate of \$17.84 or a tax of \$17.84 for each \$1,000 in property valuation.

If the revaluation were to increase the total valuation of all taxable property in Town to \$1,250,000,000 in fiscal year 2006, and the total amount needed to be raised by taxes for all municipal and school services in fiscal year 2006 were \$12,000,000, the tax rate would be as follows:

$$\bullet \text{ (\$12,000,000) } / \text{ (\$1,250,000,000) } = 0.00960$$

or \$9.60 for each \$1,000 in property valuation

See LOCAL #1 page 8

QUESTIONS 3-8

From page 2

will require permits for blasting associated with excavation, mineral extraction, or other approved construction activity. The permit process will require applicants to notify property owners within five hundred (500) feet of a proposed blasting location. The notification will indicate the location of blasting and approximate date and time that blasting will occur. The entire text of the proposed amendment includes the following:

Add Section 6.17 as follows:

6.17 Blasting

No blasting shall be done as part of any excavation or mineral extraction operation, nor as part of any approved construction activity, without first obtaining a permit to blast from the Code Enforcement Officer pursuant to this section. The application for a license to blast shall include:

1. A completed application form for a permit to blast;
2. A site plan showing where the blasting will take place;

6 - Fall 2004

Section 11.6 of this Ordinance.

The Code Enforcement Officer shall issue a license to blast within 10 days of the receipt of a complete application form, fee, and all supporting evidence as set forth above.

Question #5 - Land Use Ordinance (Limited Outdoor Recreation)

Question 5 asks voters to amend the Land Use Ordinance to define and add a new use in the Goose Rocks Zone that would allow limited outdoor recreation in certain situations. The entire text of the proposed amendment includes the following:

Article 2 - Definitions

Add the following definition:

Limited Outdoor Recreation: A public or commercially operated low-impact outdoor recreational facility including associated instructional services and located more than 100 feet from a public road, including golf driving ranges, golf putting and chipping greens, tennis courts, riding stables, and cross-country skiing facilities, but not including animal or mechanical race tracks, commercial all-terrain vehicle courses, mechanical or motorized

rides, shooting ranges, campgrounds, water slides, amusement parks, or public or commercial swimming pools.

Article 4 - Zone Regulations

Add "Limited Outdoor Recreation" to the list of Conditional Uses Subject to Planning Board Site Plan Review in the Goose Rocks Zone under Section 4.7.

Question #6 - Land Use Ordinance (Temporary Public Restrooms in the Goose Rocks Zone)

Question 6 asks voters to amend the Land Use Ordinance to permit temporary portable restrooms in the Goose Rocks Zone. This amendment will permit temporary portable public restrooms in the Goose Rocks Zone. The Board of Selectmen appointed an ad hoc committee to look into this matter more than a year ago. The committee has reported back to the Selectmen that temporary portable restrooms are necessary at Goose Rocks Beach. The Selectmen agree and have placed two referendum questions on the November 2 ballot. The second question (Question 7) asks for funding the location of

See QUESTION 3-8 page 7

TAX CAP

From page 3

ger's office used a number of "Guiding Principles" to evaluate the proposed hypothetical budget. The "Guiding Principles" simply listed priorities for a "bare bones" budget. Funding for debt, public safety, liability insurance, and asset protection were all deemed important priorities in this process.

The proposed "as written" Palesky tax cap budget reduces (and in some cases eliminates) most budgets. A few of the most significant impacts to Kennebunkport (assuming the 1996 rollback) include:

- Administration is reduced by cutting 3.5 of the existing 7 positions.
- The Code Enforcement and Planning Department is reduced to 1 position from 3 positions.
- Unemployment insurance increases significantly due to proposed layoffs.
- The Police Department budget is cut in half.
- The Communications Department is eliminated and contract for services is proposed.
- Kennebunkport Emergency Medical Services funding is eliminated.
- 75% of the street lights are eliminated.

- Solid Waste is funded with user fees.
- Highway is reduced from 6 positions to 3 positions.
- Conservation Shade Trees is eliminated except for safety tree removals.
- The Public Health Department is eliminated unless fees/revenues can be raised to cover all expenses.
- The Parks and Recreation Department is eliminated unless fees/revenues can be raised to cover all expenses.
- Funding for libraries is eliminated.
- Youth Aid is eliminated.
- Many miscellaneous agencies are eliminated.
- Other Agencies (social services agency funding) are eliminated.
- Parsons Way funding is eliminated.
- Most capital funding is eliminated.

The new "bare bones" budget includes more than \$2,000,000 in cuts to present services. The impact of the cuts would have a dramatic impact on municipal services. After cutting municipal services to the lowest possible level, the Town would likely still face a shortfall. In order for this "bare bones" budget to be fully funded, SAD 71 would be required to reduce its budget by

approximately \$8,000,000 to cover the shortfalls in Kennebunk and Kennebunkport. The amount of the Kennebunkport shortfall is \$1,599,675 in this scenario. This analysis uses the existing FY04/05 budget as a foundation. Future fiscal years would be similar using this methodology.

Conclusion

The scenarios which we have selected are only a few of the many possible outcomes. There are others. Each week that passes, it is becoming clearer that the only thing that is certain is that the future is unpredictable and very uncertain.

Municipal attorneys for other communities have stated that we should be careful and only make assumptions on how the law is presently written. Vocal proponents of the question are saying they won't expect the law to be followed as written. Silent proponents may not agree with them, and we don't know if they will speak to that effect if the law is passed which could put pressure on implementing the law as written.

We have heard that we can rely on the recently approved increase in State aid for education funding to cover the local revenues lost by the cap - this would be a start, but no one understands how that measure will be handled until the outcome of the tax cap proposal is known. It

is also possible that towns such as Kennebunkport will lose State aid in a number of areas so that the State can send more money to towns and cities that are more severely impacted. If this question passes, there are many unanswered questions as to how to interpret the law as written and how to implement changes.

If the tax cap passes, it is likely that local control would become more limited for all communities because there is no local override to the cap built into the measure. It is also possible that the State could be forced to raise taxes or reduce exemptions in other areas to cover some of the shortfalls at the State and local level.

When I am asked to predict the most likely outcome, my answer is never certain. Some proponents of the tax cap have stated that the sky will not fall and services will not be impacted as predicted by municipal officials. With an uncertain outcome, it is possible that the range of scenarios will include the proponents' predictions as well as the opponents' predictions, but guessing on the outcome at this time is certainly only that, a guess.

We encourage everyone to think about this question carefully and encourage you to vote whether you support or oppose the proposed tax cap.

QUESTIONS 3-8

From page 6

restrooms. The Selectmen have not yet decided on the exact location of restrooms or whether there will be multiple locations. In any event, the Selectmen have committed to hold a public hearing with ample notification on the location(s) issue if this question is passed by the voters. The entire text of the proposed amendment includes the following:

Article 2 - Definitions

Add the following definition:

Public Hospitality Facility, Temporary: A public restroom facility consisting of portable toilet(s), operated by the Town of Kennebunkport on property owned or operated by the town or in a town right-of-way, placed for less than six months per calendar year on a vacant lot or on a lot occupied by a pre-existing use/structure, and screened from view by landscaping and/or fencing, forming a visual barrier not less than five (5) feet in height along all public streets and exterior lot lines, except that the entrance(s) and appurtenances thereto of said facility may be

kept open and unscreened to permit foot traffic to and from said facility.

Article 4 - Zone Regulations

Add "Public Hospitality Facility, Temporary" to the list of Permitted Uses in the Goose Rocks Zone under Section 4.7.

Article 10 - Planning Board Site Plan Review

Add a new section, Section 10.2.B.4 as follows:

Notwithstanding Section 10.2.A.3, Site Plan Review and Approval shall not be required for a change of use to a temporary public hospitality facility, whether located on a vacant or otherwise occupied lot.

Question #7 - Funding Goose Rocks Beach Public Restrooms

Question 7 asks voters to fund the acquisition and/or construction, location, and maintenance of temporary portable restrooms at Goose Rocks Beach. This question along with Question 6 is necessary to locate restrooms at Goose Rocks Beach. As mentioned in the explanation of Question 6, the Selectmen have not yet decided on

the exact location of restrooms or whether there will be multiple locations. In any event, the Selectmen have committed to hold a public hearing with ample notification on the location(s) issue if this question is passed by the voters.

Question #8 - Sewer Extension Gift

Question 8 asks voters to accept a sewer line gift, located at Wakefield Pasture Road. This road was part of a subdivision plan approved in 1983. At that time, the road was considered private rather than public. In 1999, the Town chose to accept the private road as a public road. In 1999, the Town accepted the private sewer line but the developer failed to maintain the line in good operable condition for one year after the Town vote. This resulted in having the line remain private until the Town voted on the matter at a future Town meeting. The private sewer line and associated infrastructure is located in a public right-of-way. At this time, the condition of the sewer line and associated infrastructure is deemed to be acceptable by the Wastewater Treatment Plant Superintendent.

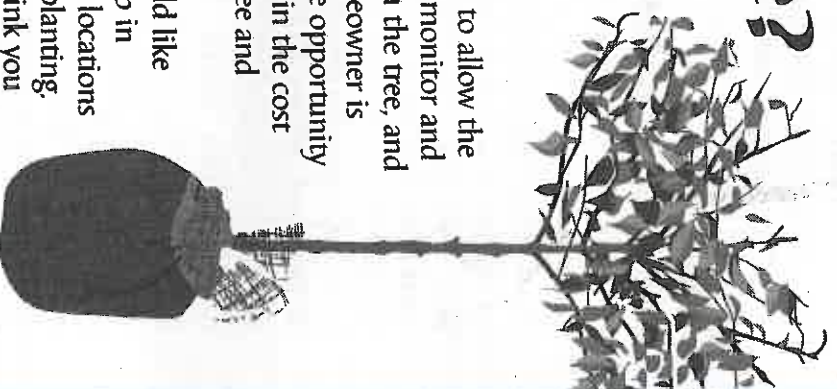


Is There A Tree In Your Future?

By Jill Neshier

For the past several years, the Kennebunkport Shade Tree Committee has been focusing its efforts on planting new trees along the town's roads and sidewalks. In order to maintain our beautiful shade tree canopy for future generations, replacement and/or renewal of trees is essential. Our supervision of this project also ensures that a variety of trees will be planted so that we are not as susceptible to diseases that can wipe out entire species.

While some trees are planted on town owned property, others are planted on private property near town roads and sidewalks. In return for the planting of the tree, the property owner agrees to help care for the tree by watering for the first two years and protecting it from weed whackers. An easement



is signed to allow the town to monitor and maintain the tree, and the homeowner is given the opportunity to share in the cost of the tree and planting. We would like your help in selecting locations for tree planting. If you think you know of a location on your property or around town that would enhance Kennebunkport's shade tree canopy, please contact our Tree Warden, Rick Griffin at 967-8818.

VOTING

From page 1

some of the other articles in this newsletter. The Public Hearing on all of the local ballot questions will be Thursday, October 14, 2004, at the Village Fire Station, 32 North Street at 7:00 p.m.

Voting is one of the fundamental rights we have as citizens of this state and country. Everyone should make an effort to cast a ballot at each election. In Maine, we take that to heart. In the 1992, 1996 and 2000 Presidential elections, Maine had the highest voter turnout of any state in the United States! I expect that the November 2, 2004, election will be no different. My guess is that it will be the highest voter turnout ever in the Town of Kennebunkport and in the State of Maine, so be prepared for crowds and possibly lines at the polls.

However, Maine law does make it easy to cast an absentee ballot. You do not have to be out of town

or have any other reason to take advantage of this easy way to vote at a time that is most convenient for you. There are several ways for you to obtain an absentee ballot. You can make a telephone request for your own ballot, which will be mailed to you. You can come into Town Hall and make a written request and take the ballot home with you, vote on it and return it. Also, an immediate family member can make a written request on your behalf and bring you the ballot, or it can be mailed to you.

You may also choose to vote in person at the Town Hall. There will be a special area set up for anyone to come and vote in private at a convenient time for you.

To be counted, voted absentee ballots must be received by the Town Clerk by 8:00 p.m. on Election Day, November 2, 2004. If you have any questions about registering to vote or voting absentee, please call the Town Clerk's office at 967-4243 ext. 110 and I'll be glad to answer any of your questions.

LOCAL #1

From page 6

These are estimates that may not prove to be accurate, but the message is that the Town expects the total assessment to increase significantly while spending increases only moderately, based on recent trends. Therefore, the rate is very likely to decrease significantly.

7. How will I know if my assessment is equitable?

There are two very good methods of determining this. First, compare your property to similar properties that sold in the previous year. Your value should be in line with those sales prices. Second, if no recent sales are available, compare your assessment to other similar properties in your area using the street listing of values available in the Assessors Office. Your value should be in line with these similar properties. But, remember, very few properties are exactly alike. Your value should be comparable, but seldom exactly the same as the value of what seems to be a similar property.

8. Why did my land value change differently than my building value?

Since the last revaluation in 1998, total real estate values have increased significantly. Over the same period, building construction costs have increased at a slower rate, until recently. This makes perfect economic sense since land is in

very limited supply.

9. If I disagree with my assessment, what are my options?

Each property owner at the completion of the project will receive an individual notice of the new assessment. Property owners can then review the entire public assessed values to see what the values are around their property. All property owners are given the opportunity to discuss their values with the appraisal staff at an appointed time which will be publicly announced (informal hearings) towards the end of the revaluation. At a hearing, the property owner can voice concerns and discuss inaccuracies or discrepancies with a qualified appraiser who will review the property record card and explain the value. The appraiser will determine if an inspection or revaluation needs to be done, and any changes that result will be sent to the property owner.

10. If I disagree with my assessment after the informal hearing, what are my options?

If property owners believe the assessments on their property are in excess of their fair market value, they may appeal the assessment to the Board of Assessors/Selectmen. The Board will review the request for abatement and make a determination on the appeal. Should property owners still feel their assessments are incorrect, they may appeal to the York County Commissioners.

11. Will Kennebunkport's share of the School District's budget increase if we conduct a revaluation?

A revaluation will not change the share of the Town's cost associated with the School District. The formula that is used to compute Kennebunkport's and Kennebunk's shares is based on what the State determines as the Town's full valuation. The State performs an annual valuation audit for every municipality, which is used for a number of funding issues that have an impact on municipalities. This State process is entirely independent of our local assessments.

12. When was the last time Kennebunkport conducted a revaluation and when do most municipalities conduct revaluations?

The last revaluation was completed in 1998. If Kennebunkport proceeds with a new revaluation, it will be completed in 2005. The frequency of revaluations in all municipalities varies. Recently, many coastal and southern Maine municipalities have completed or are currently undergoing a revaluation for many of the same reasons Kennebunkport is considering a revaluation.

13. Why does a revaluation cost so much?

A revaluation must include many field inspections. This type of field work combined with the data entry and analysis, is time consuming but

necessary to adequately complete the project.

14. What happens if the real estate market changes after the revaluation is complete?

An update of values through an analysis of recent sales can be performed across the board by the Town to adjust values up or down in an equitable and cost efficient manner.

15. What happens if the Statewide tax cap proposal is adopted by the voters?

If the tax cap proposal is passed by the voters of the entire State, the Selectmen have indicated that they will delay, within reason, the revaluation until the State legislature has determined how the tax cap will be implemented.

16. Why do we rely so much on property taxes? Isn't there another way to raise revenues for town services?

The State Constitution and statutes allow towns to raise funds to support services primarily through property taxation. Towns do not have the legal authority to raise income and sales taxes nor do towns have the authority to alter the method of assessing property taxes. Towns cannot add or deduct exemptions based on income or other reasons outside the authority granted by State law. The Selectmen, acting in their authority as Assessors must rely on the authority granted to them under State law.

EMERGENCY

From page 2

fire, police and KEMS responders.

The phone is still ringing; fire units number 5 with multiple firefighters on board each unit, and KEMS units are responding in their personal vehicles along with A-1 (the ambulance). Nelson answers the phone again and again, and now there are so many phone calls, they are beginning to be bounced to Kennebunk dispatch. All the while, she is still answering the fire units, police and KEMS, and listening to the radio traffic back and forth.

Nelson calls CMP to report the power pole down and that service has been cut to a large area of the town. She knows to make the call because she was listening to the units talk back and forth. She actually makes the call before they request it.

The phone continues to ring. The emergency line lights up. A report of an elderly woman stuck in her electric stairway transport chair. An officer must respond to help, and our officers are tied up at the accident scene. Remember, there is a pole down and it is a very dangerous situation. Nelson calls York County Sheriff's Office to see if they have a unit available to assist. She is put on hold, which gives her time to answer another phone call on the emergency line. The caller asks, "When is my power coming back on?" She quickly answers that CMP has been called and is responding, and hangs up.

Meanwhile, the phone continues to ring; units are still calling into dispatch with requests. Nelson waits patiently for an answer from the Sheriff's Office. Yes, they can have a unit respond and advises that the unit will contact her when he is in the area. He will need instructions on the location of the elderly women in need.

Nelson answers another phone call. This time there is another vehicle off the road. She calls Kennebunk Dispatch and

requests a Kennebunk Police Unit to respond. The answer is yes, and that unit will call her for directions to that call. Nelson is now responsible for our police, fire and KEMS units, and, in addition, an officer from Kennebunk and one from the Sheriff's Office.

The next emergency call is answered, while still answering fire units, police units and KEMS, and listening to their radio traffic back and forth. "Kennebunkport 9-1-1. What is your emergency?" Nelson quickly asks. "Can you tell me how long the Cable TV is going to be out?" Again, she answers that she has no idea and hangs up.

The phone calls are still coming in about the power and cable out. The radio traffic is still coming in. Nelson must record all of the information, including times, what units are where, and where they are



headed next. The phone continues to ring, this time a request to check on the well-being of another elderly person.

Now, the County Unit is in the area and calling on the radio to get directions. The Kennebunk Unit calls at the same time to answer the other call, and Nelson takes them one at a time. She gives each the proper directions, while still answering the phone and responding to the units at the accident scene. She asks if the Kennebunk Unit can take another call when this one is clear. This balancing act goes on for over an hour, and the "11 telephone lines" at the communications center and the bounced calls to Kennebunk Dispatch never stop coming in.

I think you get the picture. The phone calls about the accident, the complaints of the vehicle off the road, and the two elderly people needing our help are extremely important. What could have been avoided were the numerous calls for the utilities out, especially on the Emergency 9-1-1 lines. These types of calls come in at other times as well. People call the E-9-1-1 line for garbage pickup schedules or fire permits.

The Emergency 9-1-1 line is for emergency calls only. The people that made those calls are not to blame, even the ones that called in on the emergency lines. People are not aware of what happens when we have an emergency in our town and the responsibilities that our dispatchers have.

Dispatcher Nelson is not alone. Dispatcher George Dow handled a high speed chase a few months ago

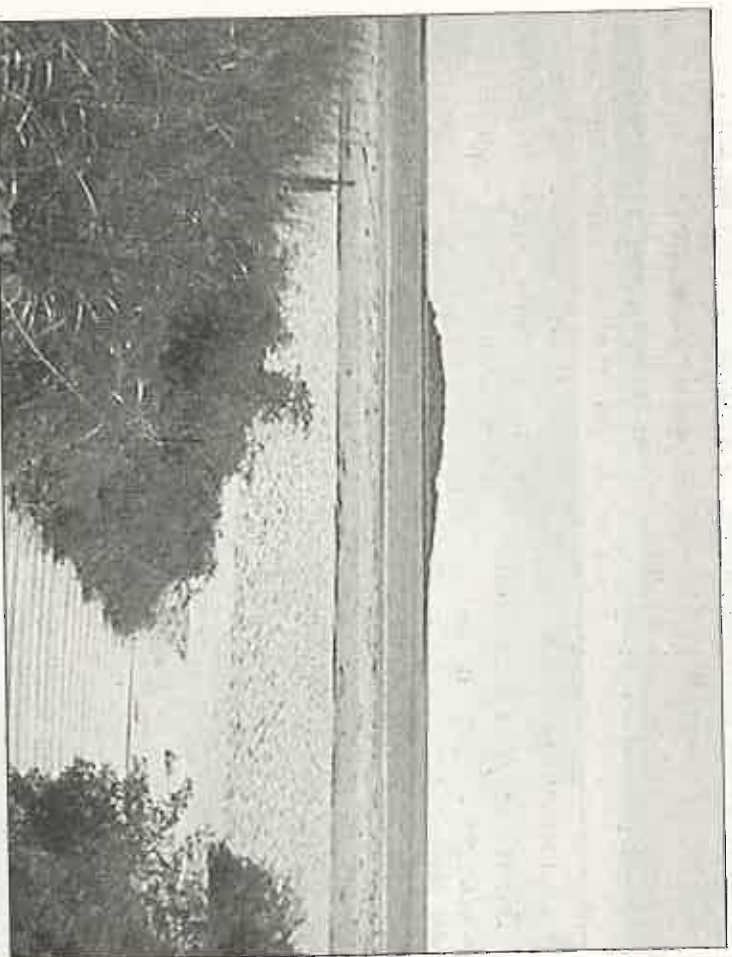
and went through the same scenario as described above. Dow did an outstanding job managing dispatch throughout the incident which ended up in a stand off in the middle of Dock Square. Deborah Larochie dispatched a call of a vehicle plowing into a building on Ocean Avenue in which she too handled the same type of phone calls. I listened to the tape recording of that incident, and it was amazing how she kept the situation under control from her seat in dispatch.

Maureen Towne tried to give instructions on how to do CPR while handling the radio traffic and phone calls from people that just wanted to know what the emergency call was about.

Deborah Eaton was dispatching when the plane crashed on the Goose Rocks Road. She was not only answering the calls from the locals, national news organizations were calling as well.

Let's work together to make sure that when the call comes in and the responders go out, the dispatcher has the opportunity to do their job with fewer non-emergency calls for utilities. The dispatchers have an enormous responsibility to the people they serve as well as all of the responding units. Our lives are in their hands, and they only have two of them. You must trust that we have made the calls for service to those utilities, and that they will be working as soon as possible.

Thank you in advance for your cooperation. Remember, that next emergency call could be for assistance to help you. Would you want the telephone lines tied up?



Beach Accessibility: Correct Building Products of Biddeford donated the material for a walkway to be installed at Goose Rocks Beach, allowing access to the beach for individuals with limited mobility. The Town Manager received a note from a local resident who stated, "My husband is totally wheel chair dependent. You cannot imagine the joy for him—and for many others. I am sure—to be able to just sit on the beach. The design is perfect. There is plenty of room at the end to position a couple of wheel chairs and not obstruct the foot traffic. Please share our appreciation with the donors and the crew who built it."

Attention Kennebunkport Families

By Rachel Phipps

Do you need help resolving conflicts and improving communication within your family? Kennebunkport has a Youth Services Coordinator that provides crisis intervention, counseling, information and referral services free of charge to all Kennebunk and Kennebunkport residents.

It is easy to take advantage of this opportunity. If your family would like assistance in improving communication, resolving conflicts, building problem-solving skills, coping with substance abuse or behavior problems, or in handling the many other issues that can cause stress for a family, contact Rachel Phipps, the Youth Services Coordinator. Rachel is a licensed conditional clinical social worker.

She has worked in school and community based mental health services for 15 years. You can contact Rachel directly at 985-2102 ext. 1343 or send an email to rphipps@kennebunkmaine.org.

The Youth Services Coordinator receives guidance and support from the Youth Services Commission, a partnership between the communities of Kennebunk and Kennebunkport. Kennebunkport contributes two members to the Youth Services Commission that serve as a liaison between the Board of Selectmen, the public and the Youth Services Coordinator. Your commission members would love to hear your ideas and your input into the youth services program.

The Youth Services Coordinator also facilitates community wide

efforts directed at building the assets necessary for the healthy development of our youth. This year saw the merger of two of these community efforts. The Kennebunk/Kennebunkport/Arundel Communities for Children and Youth is a partner in a statewide initiative to measurably improve the well-being of children in every Maine community. D.A.R.T. (Developing Assets and Relationships Together) is a school and community collaborative that has been in existence since 1985 with the mission of building positive relationships and healthy developmental assets within our "village." These groups have now formed one entity, D.A.R.T.: A Communities for Children and Youth Partner.

We are a coalition of youth and community members working together to advocate for youth, identify community needs and develop community-based solutions. We are always looking for new energetic people from our community to join our team. Please contact Rachel if you are interested in finding out how to get involved. Rachel's office is on the second floor of Kennebunk Town Hall. The office holds a wealth of resources on the numerous services and agencies that support youth and families. Rachel welcomes hearing from you and thanks the residents of Kennebunkport for their continued support and commitment to provided intervention and prevention services for the youth in our community.

Comprehensive Plan Update Underway

By Gary Lamb

The Kennebunkport Growth Planning Committee (GPC) has been meeting weekly since January 2004 to update the Comprehensive Plan that was defeated by voters in November 2003. This 2003 Comprehensive Plan was also judged to be deficient in 9 areas according to the State Planning Office (SPO). The GPC has met with SPO staff, Kennebunkport business community, Southern Maine Regional Planning Commission, and Comprehensive Plan consultants Planning Decisions, Inc. to address voters concerns and these 9 inconsistencies. The GPC is well on their way to organizing a draft plan that will hopefully be available by the end of the year. The June 2005 election is the target for the next town-wide vote on this Comprehensive Plan update.

Before the draft is completed, the GPC needs much more citizen input into what zoning and land use restrictions will be acceptable to a majority of voters. The GPC has proposed changes in zoning district boundaries and land uses in these 11 districts. As an example, in the northwest section of town presently designated as the Farm and Forest Zone, zone district boundaries have changed. A 10 acre minimum lot size has been suggested, new home building permits would be limited, and many commercial uses that are presently permitted or conditional would not be allowed at all. This is an attempt to conserve the rural, agricultural, forestry, and wildlife habitat aspects of this area and to keep it a true "Farm and Forest" zone. Several changes have been suggested in the Goose Rocks and other zones but much discussion remains

before we know if these changes will end up in the final plan draft. Please take the time to research what the GPC is proposing. The Comprehensive Plan is a very important planning document that will guide future changes to the zoning ordinance and subsequently the entire town. Starting in October 2004, the GPC will meet on the 2nd and 4th Tuesday nights, at 7 p.m., at the North Street Fire

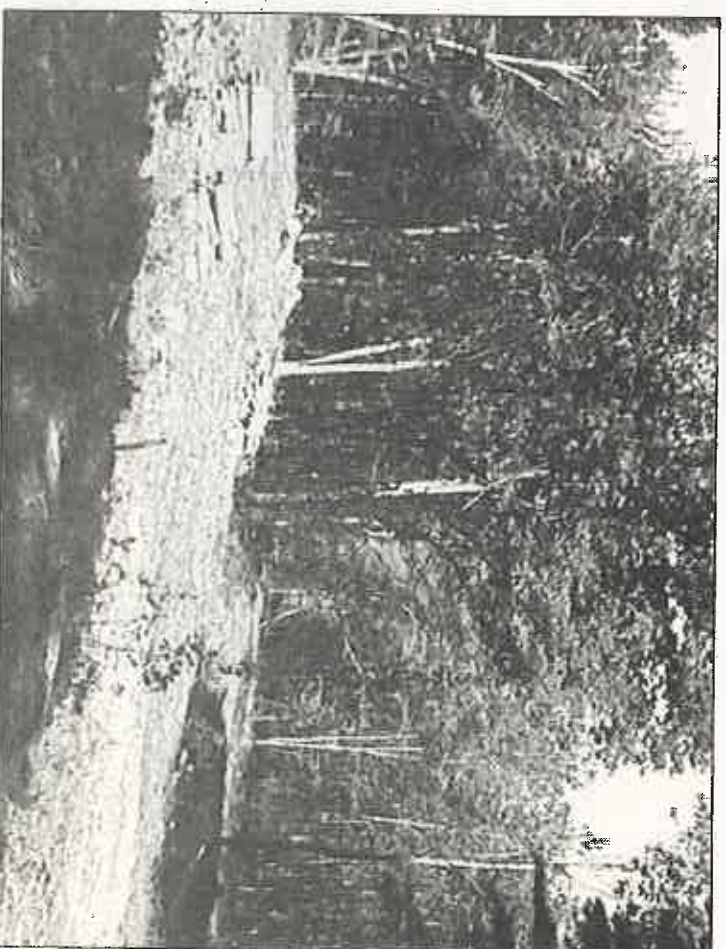
Station. Meetings are usually televised live, and all meeting minutes and documents are available for inspection in Town Hall. In addition, other special public meetings will be held this fall and early winter to gather public input. Meeting places and dates for these meetings have not been finalized to date. For more information, please contact Assistant CEO/Town Planner Gary Lamb at 967-4243, ext 103.



Election Day

November 2, 2004

Polls Open
8 a.m.-8 p.m.



Clearing Has Begun: The Town graciously accepted a \$1000 donation from the Kennebunkport Business Association. Trees are now being cut and cleared as the first visible sign of our ice skating park on Route 9 near Crow Hill. Get your skates sharpened, we hope to be skating this winter.

How Fast Could You Escape In a Home Fire?

By Jim Burrows

Suppose it is 3 a.m. and you're in a sound sleep. Someone in the family has forgotten about food cooking on the stovetop and a fire breaks out. As the flames spread and smoke begins to fill your home, will you wake up and escape safely? If you have a smoke alarm, the device's warning signal can rouse you from your sleep and alert you to the danger in your home so you can escape.

The Kennebunkport firefighters feel strongly about the importance of working smoke alarms. They teamed up with the nonprofit National Fire Protection Association (NFPA) and other firefighters across North America in promoting Fire Prevention Week, October 3-9. The theme for this year's campaign was "It's Fire Prevention Week: Test Your Smoke Alarms." NFPA has been the Official Sponsor of Fire Prevention Week since 1922.

The firefighters visited Consolidated School on October 12 and 13 to talk about the importance of installing and maintaining smoke alarms. In addition, the firefighters encouraged children and adults to plan and practice home fire drills so that every person in a household

knows how to get out safely if he or she hears the smoke alarm sound.

A fire can grow and spread throughout a home quickly. In fact, you may have as little as two minutes to get out safely once the alarm sounds. With close to 80% of all fire deaths occurring in the home, it is easy to see why smoke alarms are essential in every household. People have been using smoke alarms since the 1970s, when they became available in stores. Since then, they have helped to cut the risk of dying in a fire by nearly half. The firefighters wish that everyone had a smoke alarm but that is not the case.

Roughly 70% of home deaths result from fires in homes with no smoke alarms or no working smoke alarms. Fires in the home kill thousands of people each year. NFPA recommends that at least one smoke alarm be installed on each level of a home - including the basement - and out

side each sleeping area. They should be tested once a month, following the manufacturer's instructions.

The batteries in smoke alarms should be replaced once a year or sooner if the alarm "chirps," meaning that the battery is low. Replace all smoke alarms after 10 years, even those that are hard-wired or smoke alarms with "long-life" (10-year) batteries. Smoke alarms with "long-life" batteries should also be replaced when the alarm "chirps" or fails to respond to periodic testing. The batteries in these units cannot be replaced.

To learn more about Fire Prevention Week, visit NFPA at www.nfpreventionweek.org.



New Home Permits In Short Supply For Remainder of 2004

By Gary Lamb

The Code Enforcement Office has been very busy during 2004 issuing 313 building permits as of September 15, 2004. (41 more than the same time period in 2003). This is the second year of the Growth Management Permit system which limits construction of new dwelling units to 48 per calendar year. Twenty-four Growth Permits can be issued for new homes on formal subdivision lots and 24 can be issued for new homes on non-subdivision lots. After October 1st of each year, if any Growth Permits are not issued, they become available to either

subdivision or non-subdivision applicants. Within 120 days of obtaining a Growth Permit, the applicant must submit the necessary house plans and other materials to obtain a full Building Permit or the Growth Permit expires and can be issued to another applicant. In all of 2003, only 21 subdivision and 23 non-subdivision Growth Permits were issued. In 2004, 24 non-subdivision Growth Permits had been issued as of July 8th. As of October 1, 2004, all subdivision and non-subdivision Growth Permits were issued. Our office has started a Growth Permit waiting list, and as of October 1, 2004, three applicants are waiting for

Growth Permits. We plan to continue maintaining this Growth Permit waiting list for applicants that may have to wait until January 1, 2005, for a fresh 48 Growth Permits to become available. Code Enforcement Office staff continue to provide considerable support on a variety of town planning issues. Administrative Assistant Audrey Williamson handles initial submissions for Planning Board and Zoning Board of Appeals and coordinates communications to and from these boards, contract planners, engineers, and Town Counsel Amy Tchao. CEO Brian Shaw attends Planning Board and Zoning Board of Appeals meetings

and spends a great deal of time meeting with applicants and their attorneys prior to these meetings to discuss subdivision and site plan review concerns. Asst. CEO and part-time Town Planner Gary Lamb provides staff support to the Growth Planning Committee (GPC) weekly meetings in addition to other in-house planning support.

If you have any questions regarding code enforcement, zoning or proposed Comprehensive Plan activities, please call Audrey at 967-4243, ext 105; Brian Shaw at ext. 104; or Gary Lamb at ext. 103 during the hours of 8:00 a.m. to 4:30 p.m. Monday through Friday.



RECYCLE



TOWN OF KENNEBUNKPORT

Residential Household Hazardous Waste Day

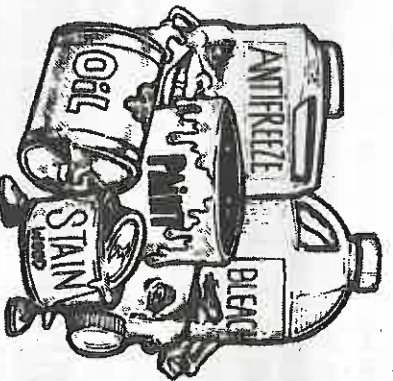
It's Time Again To Bring The Skeletons Out Of Your Closet!
Clean Harbors will help you banish the evil spirits that haunt your closet, basement and garage.

What To Bring

Unneeded household hazardous waste in sealed containers (use original containers when possible)

- ♦ Oil Based Paints
- ♦ Stains, Thinners, & Strippers
- ♦ Solvents & Varnishes
- ♦ Adhesives, Glues, Resins
- ♦ Waste Fuels(Kerosene, Gasoline)
- ♦ Anti-freeze
- ♦ Engine Degreaser, Brake Fluid
- ♦ Transmission Fluid
- ♦ Poisons, Insecticides, Weed Killers
- ♦ Wood Preservatives
- ♦ Hobby Supplies, Artist Supplies
- ♦ Photo Chemicals, Chemistry Sets
- ♦ Cleaners, Spot Removers
- ♦ Swimming Pool Chemicals
- ♦ Dry Cell Batteries
- ♦ Fluorescent Light Bulbs
- ♦ Aerosol Cans
- ♦ Pesticides
- ♦ Nead Batteries
- ♦ Hearing Aid (Button) Batteries
- ♦ Mercury Containing Products (Thermostats, Thermometers)

**NO COMMERCIAL DROPS
WILL BE ACCEPTED**



DATE: Saturday, October 23
TIME: 8 am-1 pm
PLACE: Kennebunk Public Works
36 Sea Road
COST: No charge for first 10 gal.

DROP OFF SERVICE **YOU NEVER LEAVE YOUR CAR**

Proof of Residence OR Property Ownership Required (Driver's License or Tax Bill)

What Not To Bring

- ♦ LATEX Paint (pop top, let dry, throw in trash)
- ♦ Asbestos
- ♦ Smoke Detectors
- ♦ Compressed Gas Cylinders (Transfer Station)
- ♦ Ammunition, Fireworks, Explosives (Police Dept)
- ♦ Prescription Medicines, Syringes (Hospitals)
- ♦ Commercial or Industrial Waste
- ♦ Infections & Biological Waste (Hospitals)
- ♦ Radioactive Waste
- ♦ Fire Extinguishers (Fire Dept)
- ♦ Tires (Transfer Station)
- ♦ Lead Acid Batteries (car batteries) (Transfer Station)
- ♦ Used Motor Oil (Transfer Station)
- ♦ Propane Tanks (Transfer Station)

TO ENSURE SAFETY, PLEASE:

- ♦ Tighten caps and lids leaving materials in original labeled containers
- ♦ Pack containers in sturdy upright boxes and pad with newspaper
- ♦ Sort and pack separately - paint, pesticides, household cleaners
- ♦ NEVER MIX CHEMICALS!
- ♦ Pack your vehicle and go directly to the site
- ♦ NEVER SMOKE while handling hazardous materials
- ♦ DO NOT PLACE WASTE IN A GARBAGE BAG

NOTES:

Not advisable to have children or pets in your car.

Please don't smoke or eat with items in your vehicle.

KIDS - never touch hazardous materials. Ask your parents to package these products.

For more information, call Kennebunk Public Works at 985-4811

Parsons Way

By Louise Spang

The Parsons Way Committee continues to meet periodically to discuss ways to further beautify Parsons Way. Most recently, two new signs have been installed on either end of Parsons Way to better inform motorists and pedestrians about its location. Soon to come, there will be bronze plaques installed to further educate visitors to Parsons Way about Henry Parsons' gift to Kennebunkport. One plaque will be located by the first set of benches on the Colony end of Parsons Way. The other plaque will be located near Blowing Cave. Using the \$5000 appropriated to the Committee at Town Meeting in June 2004, we intend to employ a subcontractor to start a maintenance effort to control some of the bittersweet infestation and trim some of the overgrown vegetation.

Unfortunately, Ann Fales, who was the instigator of this Committee, lost her battle with cancer. Her wisdom, tenacity and passion for Parsons Way will be greatly missed. Our sincere condolences go out to all of her family.

PLANTING

From page 1

Sebago Technics, Inc. We invited the kids from Consolidated and Kennebunk High School to come and earn Community Service hours by working with us. The event was announced in several papers and fliers were hung around town. Unfortunately, we had something of a monsoon the day it was scheduled (May 22) and the only people who showed up to work were the stalwart committee members themselves, their spouses and their irrepressible children! The press also came by and given that it was a slow news week, we had very flattering articles published in both the York County Coast Star and the Biddeford Journal Tribune.

Our plans for this fall include the usual raking and repainting in addition to our regular meetings. We will plan another major clean up on North Street for May 2005, and the cemetery in which Kennebunkport's first resident is interred is scheduled for repair and maintenance in 2005.

Our committee members are Greg Pargellis, Chairman, Rita Schlegel, Bernard Featherman, Anne Sanders



Rita Schlegel and Ann Doe cleaning up the Village Cemetery on North Street.

and Ann Doe. The service we provide is a labor of love for all of us, but we have families, children and businesses and can't always devote as much time to the cemeteries as we'd like. We would be delighted to have volunteers from the community help us tidy up. I surmise none of us have passed an old,

abandoned graveyard without wondering why someone doesn't take care of it! Here's your chance! If you would like to be contacted when we schedule a clean-up (sometimes on short notice!) please call Ann Doe at 967-2429 or email doedoe@adelphia.net.